133 HOUSES TO RENT UNFURNISHED

SPACIOUS, MODERN 5-RM MAIN floor. Bsmt. garage. Range, drapes, garden care, auto heat supplied. $95. EV 3-8626.

CADBORO BAY — COMPACT 1-bedrm cottage, hot-water heating. Close to everything. Rent $70. Swinertons. EV 3-7181.

2 BEDROOMS, PARTLY FURnished. 6-mile circle. Apply E. E. Heath, 625 Yates St.

3-BEDROOM HOME. CHEAP RENT for small amount of work. Phone eves. GR 4-1648.

2-BEDROOM HOUSE, FULL BASEMent, hot-water heat. EV 5-4168 after 5.

APRIL 1. FAIRFIELD. DE LUXE 3-bedroom duplex. $110 month. EV 2-9888.

1468 DALLAS — WATERFRONT older 3-bedroom; fireplace, electric range, oil heater, garage. $65.

1-BEDRM S-BY-S, DUPLEX. April 1. Oil range. $30. GR 4-2059.

134 HOUSES WANTED TO RENT

BUSINESS MAN AND FAMILY wish to rent small bungalow, duplex, in Oak Bay, Fairfield or along seafront. Two bedrooms and garage required. Willing to pay $85-$95 rental. Need immediately. Phone Mr. Warne, H.B.C., Dept. 724, or Windsor Motel after 6 p.m.

WANTED—A FOUR-BEDROOM UNfurnished home in Oak Bay or Uplands. Available from April 1 or May 1. Will pay up to $150 per month and will supply references. Contact Rental Dept.,
KER & STEPHENSON, LIMITED
EV 5-3411

2-BEDROOM HOUSE, PARTLY furnished. Colquitz area with chicken coop and some acreage. Phone GR 4-1859 anytime.

3-BEDROOM HOUSE, OAK BAY, Cadboro Bay, or Mt. Tolmie. Careful tenants. GR 7-1807.

GROUND FLOOR, 3 ROOMS, bath, self-contained, hot-water heated, electric stove. EV 3-3475.

WANTED TO RENT WITH OPTION to buy: 2 or 3-bedroom house with full basement. EV 5-7992.

APPROX 4-ROOM HOUSE, UNfurn. Esquimalt dist. preferred. Not too high rental. EV 3-6290.

3 BEDROOM, UNFURNISHED house, near Sidney. GR 5-2711, 9 to 4.

SMALL FURNISHED CABIN SUITable for widower, first-class painter and maintenance man. EV 2-9044.

LANDLORDS, WE SEND YOU TENants free. Rentals Unltd. EV 2-3544

137 HALLS, STORES, OFFICES, TO RENT

FOR RENT

Warehouses, store premises, office space, etc. Northwestern Securities of Victoria Ltd. EV 5-6741.

OFFICE SPACE FOR RENT DOWNdown. Fort and Broad. Phone office hours, EV 4-5013.

OFFICE FOR RENT — 600 SQUARE feet of modern, heated, office space in downtown building. Janitor service included. Lease to suit tenant. $125 per month.
Contact Rental Dept.,
KER & STEPHENSON, LIMITED
EV 5-3411

FOR DOWNTOWN BUSINESS LOCations, wholesale or retail, stores or offices, at reasonable rentals, apply J. R. L. Burridge, VE 3-7174 F. N. Cabeldu Ltd., eves. EV 7-6645.

OFFICES, CENTRAL, AS LOW AS $15 per month. — 1006 Government Street, Room 120, or EV 4-4651, or after 11 a.m., EV 3-3960.

OFFICE SPACE WITH PHONE-answering service and optional display space or bookkeeping service. EV 3-6321.

140 PERSONAL LOANS

NEED CASH?

Get $25 to $3,000
FOR YOUR SPRING NEEDS!
Phone EV 5-6774
2018 DOUGLAS ST.
Seaboard Finance Co.
OF CANADA LTD.

141 MORTGAGE LOANS

IF YOU HAVE A MORTGAGE OR AGREEMENT ON WHICH YOU ARE COLLECTING MONTHLY PAYMENTS BUT WOULD LIKE TO SELL YOUR EQUITY FOR IMMEDIATE CASH PHONE OR MAIL FULL PARTICULARS TO:
Eric Charman
COMMONWEALTH MORTGAGE CORPORATION LTD.
620 View Street, Victoria, B.C.
Telephone EV 5-5117

MONEY TO LOAN
We have the following amounts available for first mortgages:
$1,000 $1,500 $2,500 $3,000
$3,500 $4,000 $4,250 $4,500
$5,000 $10,000
Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans, quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS, LTD.
1112 Broad Street, Phone EV 5-3435

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128. 817 A Fort (res. phone EV 5-2589) Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

DON'T SACRIFICE YOUR SECond mortgage. Use as collateral for short-term builders loans. Financing for subdivisions available. Complete apec house financing. Associated Building Credits, 405 Gorge Road. Telephone EV 2-5148.

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-3742. JOHN BLAIR LTD., 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd., 629 Fort Street. EV 4-9335.

142 WANTED TO BORROW

SECURITY — PROFIT

Invest your idle funds in 1st mortgages. The following is a selection of those we have to offer:
$1,500 at 7½% repayable $20 per month.
$2,500 at 7% repayable $35 per month.
$3,500 at 7% repayable $35 per month.
$4,000 at 7% repayable $45 per month.
5-year terms.
For particulars about these and other mortgages consult Lars Westman, Mortgage Dept., Northwestern Securities of Victoria Ltd., 631 Yates at Broad. Phone EV 5-6741.

$6,000 WILL BUY $7,000 FIRST mortgage, 7%, 3-year term, $65 per month, on brand new $11,000 home. GR 8-2736.

145 BUSINESS OPPORTUNITIES

DOWN TOWN. New, very modern apartment block or motel. This is a convertible either way. As an apartment block it is netting over $7,400 annually. Be smart, switch over to motel and double your money. This is an EXCLUSIVE listing and well worth investigating.
Peter Brown EV 4-5022, EV 4-5537
THE CITY BROKERAGE
1018 Blanshard St.
EV 4-5022, EV 4-5016

145 BUSINESS OPPORTUNITIES

GOOD CITY FRONTAGE

TWO SPACIOUS GROUND FLOOR PREMISES IN BUSY PEDESTRIAN AREAS NEAR GOOD PARKING. SUITABLE FOR SHOWROOMS, INTERIOR DECORATING OR PHOTOGRAPHIC BUSINESS.
FOR FURTHER PARTICULARS PLEASE CONTACT
J. H. Ford EV 5-3411 Larry Wagner
KER & STEPHENSON LTD.

APARTMENT BUYERS

16 Large Suites
11 Large Suites

TWO OF THE BEST, GENUINE QUALITY BUILT APARTMENT BUILDINGS IN VICTORIA. IMMACULATE PROPERTIES. BUILT 2 YRS. BARGAIN PRICE FROM BUILDER

Large well-finished de luxe suites—living rooms from 17 to 25 feet, 20-yr bonded roof, all copper flashings. Zoned automatic hot-water crude-oil heating. Genuine imported hall carpet. Colored high-grade bathroom fixtures. Youngstown kitchens. 22 large garages. Landscaped grounds. Sprinkler system. Fully occupied since built. Sell separately. No agents.
Genuine enquiries apply to builder, OAK BAY HOLDINGS. EV 4-6888

Unheard of Opportunity

LICENSED HOTEL NETTING $11,000 PER YEAR WHICH CAN BE EASILY INCREASED. Excellent building, top equipment included in asking price of only $68,500. ONLY UNFORTUNATE CIRCUMSTANCES FORCE SALE. THIS IS AN OPPORTUNITY WITH TREMENDOUS POTENTIAL FOR SOMEONE WILLING TO TAKE ADVANTAGE OF IT. Vendor will actually consider ALL OFFERS. Try your clear title home plus cash. No telephone information for an appointment please. Call BRUCE CARTWRIGHT or BILL HODGSON at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

OAK BAY APARTMENT

4 ATTRACTIVE SUITES, NEARLY ONE ACRE OF LAND PLUS COMMERCIALLY ZONED LOT—PRICE WITH TERMS
$47,350
FOR FURTHER PARTICULARS PLEASE CONTACT MRS. STRODYK EV 3-7174, RES. EV. 2-4653.
F. N. CABELDU LTD.

SPECIALLY SELECTED FOR YOU, MR. FOX!

5 new, fully modern, architect designed, unusually well built and equipped, in best rental area and attractive surroundings. Large 1 and 2-bedroom suites, superbly finished and complete with all amenities, trouble-free and eminently suitable for out-of-town owner. A guaranteed investment sure to respond with remunerative return. High 6% % mortgage available. Rational price $45,000.
W. Bailey, EV 2-8117 and EV 3-3085.
NEWSTEAD REALTY LTD.
766 Fort St.

BONA FIDE Cash Business— Hard Goods

Well established, city location, close in, low overhead, ideal operation, hours 9–6 p.m. Stock approximately $10,000. Excellent net income. Full particulars, terms, reason for selling, etc. Please call Mr. Houston, EV 5-3435, res. EV 5-6476.
P. R. BROWN & SONS LTD.
1112 Broad St.

REVENUE

7 SUITES—ROCKLAND — $30,000
18 SUITES—CITY — $55,000
7 SUITES, NEW—CITY — $55,000
8 & STORE—FAIRFIELD — $38,500
ROOMING HOUSE — $18,000
7 RENTALS — $16,500
And several other good investments.
Full particulars.
Jack Brown, EV 4-4976;
Jack Middleton, GR 9-4327.
PEMBERTON, HOLMES LTD.
1002 Government St. EV 4-8124

BUSINESS BLOCK

Solid construction, stores and apartments above. Ideal investment. $21,000 cash down or will consider good mortgage paper and cash for equity. Price $41,000.
Mr. Amos, Res. EV 2-9787.
LEACH & SPARKS
EV 3-4117 1119 Blanshard St.

CAFE & COFFEE SHOP

Clean, well equipped and always busy. 18 stools, 5 booths. Close 5 p.m. Just right for you and your wife to operate. Full price $5500
With terms
Stan Hyland, EV 4-9305, Res. EV 3-3520.
Financial Survey Limited

$4000 DOWN

Will buy self-contained 4-plex in a good rental area. Priced at only $18,500.
Please call Roy Green or S. Stephens, EV 4-9755 anytime.
TAYLOR SPITTAL LTD.

GROCERY & CONFECTIONERY $1,500 down, plus stock at inv. Turnover $2,500 per month. Can be increased. Stock approx $1,000. Easy rent on lease. For full particulars phone Stan Hyland, EV 4-9305; res. EV 3-3520. Financial Survey Ltd.

THE BEST COFFEE SHOP OFfered in Victoria for a long time. Excellent returns. First class in every respect. No phone information. See Mr. Jones, Jones and Scott, 332 Yarrow Building. Phone EV 3-3723 or res. EV 3-2202 for appointment.

THIS BUILDING HAS COFFEE counter, dining room 75 seats, 2-BR living quarters. Fully equipt. is free of debt and doing profitable business. Complete details call George Dickason, evenings EV 3-0449. King Realty, EV 2-2131.

5 SUITES, NEW.
This new block of spacious one and two-bedroom suites was planned for high return, low cost, trouble-free operation in one of the better rental areas. Full price only $45,000. McMahon, EV 2-8117, or GR 7-1455. Newstead Realty Ltd., 766 Fort.

VARIETY CONFECTIONERY, COFfee bar, busy location, good turnover, living quarters. EV 3-1972. Particulars by appointment only. No agents.

WANTED—ANY TYPE BUSINESS properties. David R. McAdams, Commercial and Investment Real Estate, 1203 Broad St., Victoria. Phone EV 5-3236.

145 BUSINESS OPPORTUNITIES

$6000 PER YEAR

Is the income from this 7-suite apartment block. Only 2 years old and situated close to the sea in a top rental area. All suites have utility rooms and are equipped with electric ranges, fridges and individual hot water heaters. The heating is Oil-O-Matic hot-water. Expenses are very low and the suites have outside separate entrances. This is an exceptional buy at $45,000
Good mortgages or property may be considered as part of the down payment. Please call T. Mullen GR 7-3642 or Office EV 5-8704.

Commercial

On Douglas St., near Roundabout, property consisting of three apartments and two stores. Approx $300 per month revenue. Could be increased.
Cash price $21,000
Finances could be arranged
Please call B. J. Merchant, bus., EV 5-8704 or eves. EV 5-2108.
Frank A. Martin Agencies Ltd.
1114 Blanshard St.

VANCOUVER ISLAND TOURIST RESORT

8 4-Star cabins and de luxe 6-rm. stucco bungalow for owner. 4¾ acres of choice property with approx. 650 ft. sea frontage, including foreshore rights, 200 ft. floats, 140 ft. pier, 12 rental boats, marine gas and Evinrude franchise, small boathouse, marine ways, tractor, pickup truck, power mowers, etc. Everything in top condition and fully equipped. Operated by owner for 10 years and first time offered. An outstanding opportunity at $72,500
S. W. Anderson, EV 4-9350, Res. EV 2-8917.

FINANCIAL SURVEY LIMITED

FAIRFIELD 6 SUITES TRADE OR TERMS

Illness of owners force the sale of this very attractive conversion. 6 furnished units. Gross is $320 per month, plus 3 rooms for owner. Oil HW heating system; economical in every way. Owners will trade for bungalow, duplex, all offers considered. This is value and the price only $29,500. N. Thornber, Western Homes Ltd., EV 2-2137.

10 SUITES EXCLUSIVE AREA CLOSE IN

This self-contained, self-operating apartment is in beautiful condition throughout and shows a better-than-average return on your investment. Tenant changes are few and operating costs are low. Over $8,000 yearly is your net return and the owner will consider reasonable down payment or property in trade if priced right. Full statement available at office.
Full price $70,000
Call Mr. James, Western Homes Ltd., EV 2-2137 anytime.

HARDWARE STORE

IMMEDIATE POSSESSION
FIRST CLASS DISTRICT
ALL GOOD, CLEAN STOCK, LOW OVERHEAD, GOOD LEASE.
Don't fail to see this. Full price $9500
Call Walter Amos, EV 4-6606
ALFRED CARMICHAEL CO. LTD.
1239 Broad Street EV 4-7341

MARINA BOAT RENTALS

COWICHAN BAY.
Main bldg. with choice 6-room living quarters. Automatic oil heat. Marine hardware shop, paint shop, 2 float houses 40x70 ft, 4 floats 8x90 ft. Good water supply. Marine pumps. Good lease. Situated near Government wharf.
21 Power Fishing Boats, all in first-class condition. Very anxious to sell.
Please phone R. E. Hills, EV 5-3435, res. EV 3-6918.
P. R. BROWN & SONS LTD.
1112 Broad Street, Victoria.

RESTAURANT LICENSED PREMISES

$6,000 DOWN.
Established business offered here to experienced restaurateur interested in a full-time occupation. Present turnover in excess of $100 per day. Rent after partial sublet only $75. Seating capacity approx 70 but lends itself for expansion for more booths. Offer to $13,000 for quick sale.
L. S. Yeo, EV 2-7276 anytime, or eves. res. EV 5-5998. Town & Country Homes Ltd., 851 Pandora.

3 SUITES CLOSE IN Trade or Offers Down

If you own your own home or have a limited amount of cash, call now. This is a very nice income building in top location and condition. Auto oil heat, separate entrances, meters, etc. Full basement, ranges and fridges included. Owner away and must sell immediately. Possible expansion.
Full price $19,750
C. Mallett, Western Homes Ltd., EV 2-2137 anytime.

LUMBER AND HARDWARE COUNTRY STORE

A GROWING BUSINESS IN A GROWING COMMUNITY. WILL PROVIDE EXCELLENT LIVING. FULL PARTICULARS AVAILABLE ONLY ON PERSONAL APPLICATION TO:
Larry Wagner J. H. Ford
EV 5-3411
Ker & Stephenson Limited

3-Ste., Revenue, $11,950

Ideal location. Immediate commercial potential. Situated on Douglas Street, 5-minute walk to city centre. Comprises two 2-room suites up, gas ranges, separate meters, O.S.C hot-water, with full basement, hot-air heating. Well-kept, desirable property in excellent condition. $4,500 will handle. Don't miss this. Call Mr. Houston, EV 5-3435, res. EV 5-6476.
EXCLUSIVE.
P. R. BROWN & SONS LTD.
1112 Broad Street.

4 SUITES $2600 DOWN $2600

Revenue from this well-kept FURNISHED property is $215 per mth. 3 bathrms, 4 sep meters, sep ent to 3 suites. Full bsmt, automatic heat. LOCATION walking distance to town in excellent rental area, never a vacancy. A good buy at the low price of $14,750
Mr. Holland of Swinertons
EV 3-7181 res: EV 4-7659

SIX-SUITE APARTMENT

WALKING DISTANCE
SHOWS GOOD RETURNS
ANXIOUS TO SELL.
ONLY $35,000
Please call R. E. Hills, EV 5-3435; res. EV 3-6918.
P. R. BROWN & SONS LTD.
1112 Broad St.

WANTED TO BUY A GROCERY store, close in. Victoria Press. Box 2037.

$300 DOWN—DUPLEX OR STORE, upper half finished, highway frontage at Sooke. $7900. EV 5-5529.

THERE OUGHTA BE A LAW

145 BUSINESS OPPORTUNITIES

OAK BAY 7 SUITES

Premium location. Spacious de luxe 2-bedroom owner's suite available. Will gross over $8,000. Approx. half cash to handle. Full price $70,000.
EXCLUSIVE LISTING
D. E. Wilkinson.
EV 4-8124; res. GR 5-2610

PEMBERTON, HOLMES LTD.

1002 Government Street

DUPLEX

$750 DOWN — $750
5 rms down, rent $75.
3 rms, bathroom up, rents $65.
GROSS RENTS $140.
Present A/S $85 per month.
6% int. monthly payments with $750 down, $85 plus $25.
$110 per month.
LESS EITHER $65 OR $75 PER MO. NET PAYMENT TO PURCHASER. $35 or $45 per mo. Basement. Oil heat. S. SPAVEN, EV 5-6741 or EV 4-7013. Northwestern Securities of Victoria Ltd.

CHEMAINUS RESTAURANT AND ROOMS

STOCK, CHATTELS, LAND, BUSINESS AND EQUIPMENT. $5,000 cash will handle. Easy terms on balance.
Please phone Roy E. Hills, EV 5-3435, res. EV 3-6918.
P. R. BROWN & SONS LTD.
1112 Broad Street, Victoria.

GROCERY Living Quarters

City located store containing equipment and stock well in excess of the asking price of only $3,000, and with 4-rm living quarters, on lease at only $75, including store, make this a snap for someone.
L. S. Yeo, EV 2-7276 anytime, or res. EV 5-5998. Town & Country Homes Ltd., 851 Pandora.

2 STORES

5 SMALL APARTMENTS
All rented, recently rewired. Clients provide own heat. Situated busy highway, bus at door. Showing excellent return at $17,000
Clear title. Gross revenue $3,900. Semi-Exclusive.
Mr. Betts, EV 4-9318, EV 5-2998.
C. N. MONTAGUE

5 SUITES ACCOMMODATION FOR OWNER

Close to park and sea. This is a money maker and all in tip top shape. FULLY FURNISHED. $14,000. Call Mr. Ransom or Mr. Lawson Res. EV 5-6614 or EV 2-4867. Brown Bros. Agencies Ltd., 1125 Blanshard St. EV 5-8771.

HARDWARE

Going concern. Situated in good area with no opposition. Gross turnover $23,000 annually.
Asking only $9500
Price includes all stock.
Len LeDoux, EV 3-9765.
FAIRFIELD REALTY.

SERVICE STATION FOR LEASE. 1st class location. Very good existing business. P.O. Box 296, Victoria.

COFFEE SHOP, SEATS 43. MODern equipment. Soft ice cream, fish and chips. 263 Menzies St.

147 EXCHANGE REAL ESTATE

OLD FOR MODERN

Trade in your house as down payment on this modern 3-bedrodm home with extra lot in the Colquitz area. Pick up your phone now and call AKSEL PETERSEN EV 5-6741 for appointment to view. Northwestern Securities of Victoria Ltd.

EXCHANGE FOR REVENUE
Oak Bay bungalow, 5 rooms, utility, value $13,000. Full particulars. No agents. Victoria Press, Box 2041.

148 LISTINGS CANCELLED

NOTICE
The property at 1407 Fairfield Rd. is now listed for sale exclusively with Johnston & Co. Ltd., 1306 Broad St.

149 LISTINGS WANTED

FAIRFIELD OR OAK BAY
Cash client now resident in auto court recently sold his Oak Bay home, urgently requires 2-bedroom home with basement and Oil-O-Matic heating. Price range $11,000 to $12,500. Please do not call unless your home meets these requirements.
ERIC MACFADYEN
Northwestern Securities of Victoria Ltd. 24-hr telephone service.

Two dwellings containing three bedrooms, living room, dining room, kitchen, full basement. Vicinity of Gorge, Tillicum, Admirals, Rowland Heights (Biscoe Dr.). $2,000 to $2,500 cash available. Please call B. J. Merchant, EV 5-8704 or Eves. EV 5-2108.
Frank A. Martin Agencies Ltd.
1114 Blanshard Street.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 51 member-firms — their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street

AUTO COURT—
5 rental units and separate owners dwelling, overlooking San Juan Islands on Saanich Peninsula on new Sidney Ferry route. (Six-mile circle). By owner, as is (no agents). $15,000 handles. Equal value exchange, equity and cash. No phone particulars. Appointment to view. GR 7-2023.

FLORIST AND GIFT SHOP. EXcellent tourist location. Victoria Press. Box 2017.

149 LISTINGS WANTED

NOW IS THE BEST TIME TO sell and we have buyers waiting. Perhaps your home is just what they want. Our services are available, quick action, concentrated effort, early results. Deal in confidence. Phone C. A. Ross anytime, except Sunday, at GR 8-1817. King Realty, EV 2-2131.

5 RENTAL INCOME PROPERTY. Walking distance to city, park and sea. Consistent gross revenue $2,500 per annum. Full purchase price $11,250. Owner, Victoria Press, Box 2021. No agents.

SERVICE STATION WANTED — Experienced operator wants to lease or lease with option to buy service station in Victoria, Duncan area. Victoria Press, Box 2036.

150 HOUSES FOR SALE

Ker & Stephenson Ltd.

A MONEY MAKER $10,750

3 SUITES
3 BATHS
HIGH QUADRA
HA OIL HEAT
BASEMENT
$3000 DOWN
$75 MONTH
EV 5-3411. J. A. Vallance GR 7-1917
EV 5-3411. H. Nichols, GR 7-3089

$12,950—OAK BAY

A SPARKLING JEWEL
Secluded, parklike garden. Fine specimen oaks, rockeries, trim lawns, choice shrubbery. The smart distinctive styling and expert craftsmanship will please the purchaser of this charming home. There is a big LR and separate DR, elec cabinet kitchen. Entrance and through halls, 3 spacious bedrms and 4-pc bath. (Also finished bedroom below) OAK FLOORS. (HW Oil heat.) Full basement. Garage under.
An Exclusive Listing.
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

1980 CROMWELL RD. MT. TOLMIE

EXCLUSIVE
Attractive 10-yr-old stucco bungalow with thru-hall plan. Large living and dining room. Oak floors. Electric kitchen, nook and utility room. Two nice bedrooms and Pembroke bathroom. Open stairs to rumpus room or den with fireplace. Full basement. Workshop. Garage. Copper pipes and oil furnace. Beautiful grounds, shrubs, lawns, barbecue and patio. Top condition inside and out. High, quiet location. Please do not disturb occupants. Real value $18,500
Please contact E. J. FATT AT EV 5-3411.

PARKLIKE GROUNDS UPLANDS

A very attractive home for retired couple—large living room, separate dining room, den with fireplace. Two bedrms and 4-pc bathrm. Bright electric kitchen, utility and extra plumbing in part basement. Auto-oil HW heating. A very well constructed home in an excellent location. VIEW BY APPT ONLY. PLEASE
Price $26,500
EV 5-3411 Mrs. Harvey EV 4-5149

KER & STEPHENSON LTD.

Member Multiple Listing Bureau
909 GOVERNMENT STREET

WHITTOME'S

Established 1898

$5500 — $5500

A LOW DOWN PAYMENT AND ONLY $50 MONTHLY for this clear title 5-room bungalow. This property is in a nice setting and very close to all conveniences. Large (20 ft.) Olde England type LR and fireplace, 2 (or 3) bedrms; no basement, but concrete footings. The adjoining building lot can be purchased for an extra $1,200 cash, if desired. Immediate possession. Hurry and call Guy Meuffels, EV 2-4255 anytime, res., EV 2-7829.

MUST SELL

Owner transferred to Northern B.C. and wants quick sale on this delightful 11-year-old city bungalow, situated ½ blk to bus stop on quiet street. Consisting of 5 spacious rooms, oak flooring, thru hall, auto oil hot-water heating. Nicely landscaped grounds. PLUS plastered basement suite with own entrance and plumbing. This home is immaculate inside and out. Full price only $13,950
$3,150 down and $75 monthly.
Please contact Mr. E. Bryan EV 2-4255 anytime, res. EV 4-4771
J. H. WHITTOME & CO LTD.
1218 Broad Street — EV 2-4255
anytime
Member Multiple Listing Bureau.

$750 DOWN
2 SUITES.
City location, 4-room suite with bath down and 3-room suite up. Rental returns $80. Range, heater and TV aerial included. $750 down. Full price $7350
C. Vining, EV 2-2101, res. GR 9-3786.
HARRY FOSTER LTD.

$6,950 — COMPORTABLE BUNGAlow on Scott Street. Contains living room with open fireplace, 2 bedrooms and attractive double-size kitchen. Full basement. Pleasantly decorated and in lovely condition. EV 4-9827 anytime. S. Hargrave, Realtor.

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.

96 Years in Real Estate.

OAK BAY LANSDOWNE PARK NEW—APPEALING

3355 Gibbs Road. Lovely new 3-bedroom bungalow in a choice setting on a quiet street. Features: Entrance and through hall, pleasant living room with raised hearth fireplace and mahogany wall, dining room with glass doors leading to large SUN DECK, electric cabinet kitchen with breakfast area and laundry facilities, 3 bedrooms and a 2-piece washroom with vanity and a 4-pc bath with vanity. Open stairway with wrought iron railings to a full above-ground cement basement with fireplace and roughed-in rumpus room and roughed-in plumbing. Also space for one or two extra rooms. Large attached carport. Outstanding value. Approximately $7,000 down to approved purchaser. Exclusive listing. Price $22,600
For appointment to view call Mr. Hope, EV 4-4115 anytime.

TEN MILE POINT SPLIT LEVEL SECLUSION 3 BEDROOMS RUMPUS ROOM

This home is situated on a large treed lot, consists of living room, dining room, cabinet electric kitchen with dining nook, 4-pc bathroom with vanity. Part basement. Oil HA heat. Carport. Very attractive design and in immaculate condition.
Price $22,500
with terms.
Call Mr. J. Mackenzie, EV 4-4115 anytime.

TUDOR TYPE HAS CHARM SECLUDED GROUNDS

Oak Bay South near sea and school, a family home of 7 rooms—3 bedrooms upstairs, open stairway. Nice entrance hall with 2-pc wash room. Large LR with FP, glimpse of sea; family-size DR; good electric kitchen with plenty of cabinets. Part basement, plumbed for Bendix, recreation room, oil heat. Well built and definitely has charm. These houses are hard to come by and so is the fine treed and large lot.
Price $19,500
An exclusive listing.
Call Mr. Vivian Bagshawe, EV 4-4115 anytime

UNSURPASSED VIEWS SEA AND OLYMPICS

A new and beautiful Oak Bay rancher commanding breath-taking views. See the sun rise over Mt. Baker at breakfast time. Nice entrance hall, charming living room, family-size sep dining room; picture windows facing the view; de luxe kitchen; breakfast rm, utility rm, 2-pc washroom, 3 bedrooms. Master bedroom with 2-pc bath, and another full bathroom. Fine daylight basement; rumpus room, FP, space for 2 extra bedrms; roughed in for 2-pc bathrm. Large lot, 2-car carport. Mahogany doors all rooms. Some 2,800 feet of living space. Going for $30,000
Call Mr. Vivian Bagshawe, EV 4-4115 anytime.

$2650 DOWN $2650 MT. TOLMIE AREA

3-year-old 3-bedrm stucco bungalow. Clean kitchen with good eating area. Family size living room with FP. Full bsmt with OO heat and D-I garage. Situated on a nice corner lot and in very good condition. This home is fairly priced at $13,500
To view please call Allan McGillivray, EV 4-4115 anytime
THE B.C. LAND & INVESTMENT AGENCY LTD.
922 Government Street EV 4-4115
Member
Real Estate Board of Victoria

FINANCIAL SURVEY LTD.

1324 GOVT. ST. EV 4-9305

EXCLUSIVE

Just listed! 6-rm bung, lovely location on Burdick St., Oak Bay. Has thru hall plan, 15x20 living rm with FP and picture windows. Lge dining rm, elec kit, utility rm, used as nook. Panelled den with FP (could be used as third bedrm), 2 bedrms, 4-pce bath with vanity. Full bsmt. Oil heating. Rumpus rm. Sep garage, blacktop driveway from lane. Taxes approx. $200 $5,000 will handle. Price $16,900
For appt to view phone Roy Gill, res EV 4-3310.

NEW

Just finished, 5-rm stucco bung. Thru hall, living rm with FP. Dining rm, elec kit, 2 bedrms, 4-pce bath, all HW firs, full basement, oil pkg heating, dr-in garage. Move in now. $2,300 handles.
Full price only $10,500
Roy Gill, res. EV 4-3310

COLWOOD CRESCENT

Attractive modern 4-rm bungalow situated on ¾ acre of garden land. Garage and other outbuildings. This is an excellent opportunity for the party who wishes to supplement his income from the sale of bulbs, flowers, shrubs, etc. See this today! Would consider trade for small home in city.
Total price $7500
with terms available.
A. E. Seeber, res. EV 5-2875.

GORGE—4-RM STUCCO

A lovely little home for a couple. Living rm with FP, cabinet kitchen, 2 nice bedrms; attached garage. Lot all fenced. Everything neat and tidy. Exceptional value $6950
S. W. Anderson, res. EV 2-8917.

Saanich Realty LTD.

3943 Quadra at Reynolds
3745 ASCOT DRIVE
OPEN HOUSE
WED., MARCH 25
2.30 P.M. TO 8.30 P.M.
Let this 6-room home speak for itself. Big enough to entertain—small enough to maintain $17,500
Mrs. Williams in attendance.
GR 9-1193 Eves. GR 9-5192

150 HOUSES FOR SALE

BOORMAN'S R.S.V.P.

Really Superb Victoria Property
Yes and it also means to reply. A reply to this ad may be the answer to your housing problem. An exceptionally nice five-room home in a high location. Living room with fireplace, family-size dining room, kitchen with oil range, two extra large bedrooms and bathroom. Basement and drive-in garage. Don't settle until you see this. Full price (terms) $7750
W. I. Boorman, res. EV 4-0434.

OAK BAY 5 ROOMS $8500

Excellent older-type bungalow as clean and neat as a new pin. Close to the Avenue, stores, churches and bus. New heavy wiring throughout and new oil pkg. heating unit. An attractive home at an attractive price. CAN BE PURCHASED FULLY FURNISHED, ready to move into. Full price (unfurnished) $8500
T. Smith, res. EV 4-7325

3 LARGE BR's IMMACULATE $2500 DOWN

LOOK!! This lovely white siding 3-BR home in immaculate condition throughout. Situated in a nice neighborhood in the High Quadra area with secluded back garden. Good size LR with FP, 3 BRS, large kitchen with dinette. Full cement basement with extra room over 1,150 sq. ft. Act quickly on this as this is a good buy at $10,500
R. F. Harris, EV 3-7124; res, GR 7-2998.

VALUE $2850 DOWN 3 BEDROOMS OIL HEAT

Situated in a subdivision of new homes this excellent BRAND NEW six-room stucco bungalow built on the thru hall plan with basement and carport is ready for IMMEDIATE OCCUPANCY. PRICE $12,500
S. Cornish, res. EV 3-5878

$2091.20 DOWN NEW NHA 3 BEDROOMS

Situated within the 3 mile circle. Through hall plan, full bsmt, oil heat, dr-in garage. PAYMENTS $89 MTH INCL TAXES. PRICE INCLUDES ALL CONSTRUCTION AND MORTGAGE COSTS. PRICE $13,250
J. S. Boorman, res, EV 2-5036

OAK BAY Quality - Charm

Close to the sea and on street of lovely homes, 5 spacious rooms plus large utility, all on one floor. Beautiful condition throughout. Wide entrance and through hall. Approx. 1,300 sq. ft. floor area. Basement. Pkg. oil heat. Garage. Full price (terms) $16,500
C. A. Kelly, EV 3-7124, res. EV 3-4864
F. S. Long, EV 3-7124; res. EV 2-2516

DEAN HTS. TO BE BUILT NHA 3 BEDS $2556 DOWN

Spacious bungalow (1,135 sq. ft.), thru-hall plan. Full bsmt. Oil heat.
Features:
Brick planter in entrance hall.
Mahogany panelling on fireplace wall.
Exhaust fan over range.
Breakfast nook in kitchen.
Vanity in bathroom.
To be built on Carnarvon St. between Dean and Richmond.

Down pymt	$ 2,556.00
NHA loan inc 2% mort fee and legal fees	$11,944.00
Mo pymt inc taxes, $95.50	
FULL PRICE	$14,500.00

For further details phone Geo. Haney, res, EV 2-2386; Allan Mutch, res, EV 3-7137.

BOORMAN INVESTMENT CO. LTD.

611 FORT ST. EV 3-7126

OPEN HOUSE 2179 CRANLEIGH PL. OAK BAY

WED., MARCH 25
2-4.30
Lovely 8-yr-old stucco bungalow on a quiet crescent in Oak Bay but just a few steps to bus, stores, schools, etc. LR with FP, dining rm, HW floors, elec kit, 2 bedrms, 4 PP bathroom. All newly decorated. FC bsmt with space for extra room. C & W furnace. Dr-in garage. Lge irregular lot. Taxes approx $185 $4,500 4½% mtge, payments $57 P.I.T. One week possession.
Asking $12,900
Exclusive Listing
Courtesy to other agents
MRS. LAVENDER
EV 2-4251 EV 5-6327
RITHET CONSOLIDATED LTD.

MODERN 3-BEDROOM HOME. Oil-O-Matic heating. Hardwood floors throughout. Choice location in Cadboro Bay. $2,000 down. Vacant. Move in today. City Brokerage, 1018 Blanshard St. EV 4-5022, EV 4-5537.

150 HOUSES FOR SALE

Oak Bay Realty

FOR OAK BAY HOMES

4 BEDROOMS ON BEACH DRIVE

This family home located in one of the most desirable areas in South Oak Bay is approximately 20 years old and is in very good condition. There are 2 bedrooms, den, living room, dining room, 4-pce bath and excellent cabinet electric kitchen with nook on the main floor. Two more large bedrooms on second floor. Full concrete basement and automatic oil hot-water heat. Very charming garden contains several fruit trees. Full price $18,250
Vendor will accept $5,000 cash with balance on good 1st mortgage. For further information on this exclusive listing please call R. L. Stiles EV 5-7707 anytime.

AS YOU LIKE IT OAK BAY BORDER

You can purchase this 2-bedroom stucco bungalow either as is or completely redecorated inside and out to the colors of your choice. This home comprises 1,400 sq. ft. of quality construction with full basement and Oil-O-Matic air